

Broadhectare study 2015 profile

North Burnett Regional Council

Introduction

The Broadhectare study identifies the location and quantifies the area, timing of development and dwelling yield of larger land parcels to house future population. The land identified is known as broadhectare and represents unconstrained residential land supply under the planning scheme and development approvals.

Land stock

The total area of broadhectare available in North Burnett Regional Council (hereafter referred to as North Burnett) is 2,900 hectares, representing a small percentage of the total land area of North Burnett (Tables 1 and 2).

Broadhectare can be further classified as follows:

- urban residential broadhectare — 485 hectares
- rural residential broadhectare — 2,415 hectares.

The study refers to 'rural residential' development as yielding three dwellings or less per hectare, or as otherwise described in the planning scheme.

Urban development at 'standard urban density' or 'higher density' is classified as yielding between 4 to 20 dwellings and greater than 20 dwellings per hectare respectively.

Dwelling yield

Table 2 shows 'theoretical dwelling yield' (the potential number of dwellings that could be built based on the identified land stock).

The main points from Table 2 are:

- Broadhectare could potentially yield approximately 4,300 dwellings.
- Development at standard urban density accounts for 80 per cent of the total potential dwelling yield.
- Rural residential accounts for 83 percent of overall broadhectare stock.

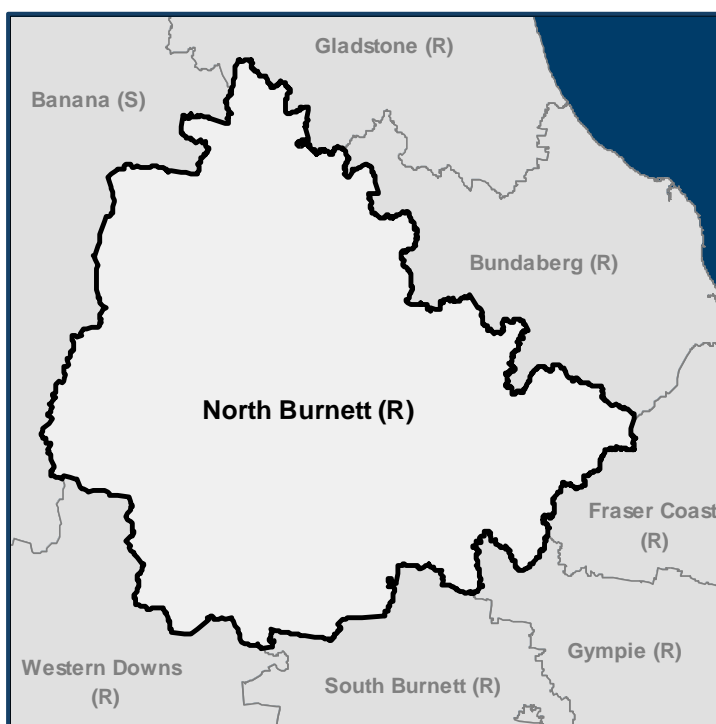


Table 1 North Burnett (R) land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	485 ha	0.02%
Suitable for rural residential broadhectare development	2,415 ha	0.12%
Assumed existing urban residential use	394 ha	0.02%
Assumed existing lower density residential use	2,601 ha	0.13%
Roads, watercourses and railway casements	55,294 ha	2.81%
Rural/Green/Open space	1,908,850 ha	96.85%
Balance area ^(a)	904 ha	0.05%

(a) Includes all land uses other than residential.

Table 2 North Burnett (R) broadhectare stock and dwelling yield ^(a)

Timeframe	Broadhectare stock (hectares)				Theoretical dwelling yield (dwellings) ^(b)			
	Higher density	Standard urban density	Rural density	Total stock	Higher density	Standard urban density	Rural density	Total dwellings
0-<2 years	0	11	9	21	0	33	3	36
2-<5 years	0	15	74	89	0	115	30	145
5+ years	0	30	157	187	0	213	57	270
Not specified	0	429	2,175	2,603	0	3,142	753	3,895
Total	0	485	2,415	2,900	0	3,503	843	4,346

(a) Components may not sum exactly to totals due to rounding.

(b) Yield if all broadhectare stock is developed irrespective of ownership and/or fragmentation.

Stock composition

The broadhectare stock in North Burnett is located primarily within land parcels greater than 10 hectares in area (Table 3). For all broadhectare parcels, the difference between the overall parcel area (3,719 hectares) and the area available for development (2,900 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Broadhectare stock is contained within 270 land parcels.
- Parcels less than or equal to 1.2 hectares account for almost 47 per cent of all parcels.
- Parcels sized 10 hectares or more account for 76 per cent of the potential total dwelling yield from broadhectare land.

Table 3 North Burnett (R) broadhectare stock composition ^(a)

Parcel size categories (hectares)	Land parcels (number)	Total area of parcels (hectares)	Broadhectare area (hectares)			Theoretical dwelling yield (number)		
			Urban residential ^(b)	Rural residential	Total stock	Urban residential ^(b)	Rural residential	Total dwellings
<= 1.2	126	65	59	1	60	452	0	453
1.3-2.0	23	41	34	0	34	219	0	219
2.1-4.9	9	30	28	0	28	180	0	180
5.0-9.9	35	265	19	232	251	70	108	178
10.0+	77	3,318	344	2,182	2,527	2,582	735	3,317
Total	270	3,719	485	2,415	2,900	3,503	843	4,346

(a) Components may not sum exactly to totals due to rounding.

(b) Includes dwellings at higher and standard urban densities.

Population capacity

The preliminary estimated resident population of North Burnett at 30 June 2014 was 10,300 persons (Source: ABS 3218.0). The population is expected to remain at a similar level to 2026 (Source: *Queensland Government Population Projections*, 2013 edition).

The average household size for occupied private dwellings in North Burnett at the time of the 2011 Census was 2.4 and 1.7 persons for houses and attached dwellings respectively. Table 4 shows that depending on average household size, broadhectare development could potentially accommodate between 8,700 and 12,200 persons. Further development in existing residential areas, where the parcel size is less than 2,500 m², could also accommodate additional population.

Table 4 North Burnett (R) population yields based on a range of household sizes (persons) ^(a)

Development type	Number of dwellings	Household size (average persons per household)				
		2.0	2.2	2.4	2.6	2.8
Potential population yield						
Rural residential	843	1,686	1,855	2,023	2,192	2,361
Standard urban density residential	3,503	7,007	7,707	8,408	9,109	9,809
Household size (average persons per household)						
Potential population yield						
Higher density residential	0	0	0	0	0	0
Total	4,346	8,693	9,562	10,431	11,301	12,170

(a) Count of all persons enumerated in the dwelling on census night, including visitors from within Australia.

Excludes usual residents who were temporarily absent on census night.

Total potential dwelling yield

Land ownership and fragmentation are potential constraints to residential development. However due to the large supply of broadhectare, no further adjustment based on these factors have been applied. Furthermore, existing vacant residential land stock below 2,500 m² has been added to the broadhectare supply. Broadhectare residential land supply based on these components indicates a total potential dwelling yield of approximately 4,600 dwellings (See Table 5).

It is important to note that this dwelling yield does not include dwellings that would have been achieved through infill and redevelopment of smaller parcels below the broadhectare model threshold of 2500 m².

Dwelling demand

Evidently, not all future dwelling demand will be met through development of broadhectare land. Nevertheless, an indicator of the adequacy of supply of residential land (broadhectare and vacant lots) can be calculated by comparing the total supply as indicated above with future demand.

To make an assessment of future demand and determine whether there is adequate supply of residential land, three scenarios of dwelling projections have been used based on the Queensland Government's population projection series — low, medium and high. Figure 1 and Table 5 show, based on these scenarios, the amount of land supply in terms of years remaining.

Figure 1 North Burnett (R) projected demand for land stock based on dwelling projections

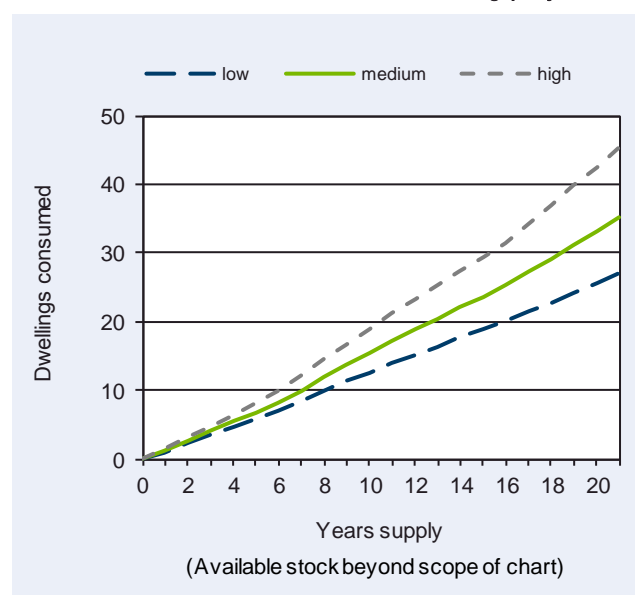


Table 5 also shows that developed land parcels that are vacant account for approximately 6 per cent of the total potential dwelling yield.

Table 5 North Burnett (R) broadhectare supply scenarios

Dwelling production scenario ^(a)	Demand for residential lots	Supply - Stock of residential lots			
	Dwellings required to 2036 ^(b)	Broadhectare dwelling yield	Existing vacant land parcels ^(c)	Total potential dwellings ^(d)	Years supply ^(e)
Low trend	27	4,346	300	4,646	n.a
Medium trend	35	4,346	300	4,646	n.a
High trend	45	4,346	300	4,646	n.a

(a) Based on dwelling projection levels produced in 2013.

(b) Dwellings required to 2036 based on Queensland Government household and dwelling projections, 2013 edition

(c) Estimate of vacant residential parcels at August 2014.

(d) Supply of residential lots.

(e) Illustrative only, if no development occurs outside of broadhectare land.

n.a supply beyond projection range.

Conclusion — North Burnett Regional Council

The study has estimated that the total area of broadhectare available for residential development is 2,900 hectares. If this land were fully developed it has the potential to yield approximately 4,600 dwellings and accommodate 10,400 persons, using current average household sizes.

Based on current medium series household projections and the expected broadhectare dwelling yield, the available residential land stock is beyond the current projection range.



